



Project #16-044
Milk Money Trucking
Located at 1180 West 600 North

REPORT SUMMARY...

Project Name: Milk Money Trucking
Proponent / Owner: Troy Goodsell / Troy Goodsell
Project Address: 1180 West 600 North
Request: Design Review Permit
Current Zoning: Commercial Services (CS)
Type of Action: Quasi-Judicial
Hearing Date: October 27, 2016
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #16-044, Milk Money Trucking, in the Commercial Services (CS) zone located at 1180 West 600 North, TIN #05-062-0024.

Current Land use adjoining the subject property

<i>North:</i>	IP: Agricultural Uses	<i>East:</i>	CS: Commercial Uses
<i>South:</i>	CS: Vacant	<i>West:</i>	CS: Agricultural Uses

DESIGN REVIEW PERMIT

Project Proposal

This is a proposal for a new 6,000 SF metal building to be used as a truck storage facility for the Milk Money Trucking Company. The total property is 3.11 acres, but the project site only covers 0.90 acres near 600 North. The tan colored building is approximately 66' x 90' and oriented north. The building has seven (7) roll-up garage doors for truck access and parking. The proposal includes streetscape improvements along 600 North, landscaping on the project site and a nine (9) stall parking lot.

The relatively flat property currently sits vacant with only grasses and small vegetation cover. The 1200 West right-of-way is directly adjacent to the west of the site and is currently completely unimproved. The Logan City Public Works Department has not indicated a timeline on when 1200 West will be improved.

Land Use

The Land Development Code (LDC) Table 17.17.030 permits indoor storage in the CS zoning district. The CS zoning designation fills a need between commercial and industrial use and generally supports light manufacturing, warehousing, construction and contractor services.

Setbacks

The Land Development Code (LDC) requirements for setbacks in the CS zone are as follows (as measured from property lines):

Front: 10'
Side: 5'
Rear: 10'
Parking: 15'

The following setbacks are proposed (as measured from the exterior property lines of the project site, at closest points):

Front (North):	130'
Corner Side (West):	17'
Side (East):	46'
Rear (South):	434'
Parking (North):	132'

As proposed, the proposed project meets minimum setback requirements of the LDC.

Access & Circulation

Vehicular driveway access is proposed at 600 North near the east property boundary and shared with the neighboring property. Pedestrian circulation is shown internally via a sidewalk adjacent to the parking lot and along the perimeter sidewalks connecting to the west of the building. As proposed, the project meets the requirements of the LDC.

Lot Coverage

The LDC 17.19.120 establishes a maximum lot coverage of 60% (building(s) footprint) in the CS zone. The total project site is 0.90 acres (39,204 SF) in size. As proposed, the building (5,940 SF) covers approximately 15% of the project site, complying with maximum lot coverage allowances in the LDC.

Parking

The LDC 17.38.040 requires one (1) parking stall per every 2,500 SF of storage building. The proposed building is 6,000 SF and would require three (3) parking stalls. The proposed plan shows nine (9) stalls. The parking lot is located to the side of the building and landscaping is shown screening the parking from 600 North. As proposed, the project complies with minimum parking stall requirements in the LDC.

Open Space Area

The LDC 17.19.110 requires 10% open space and an additional 10% useable outdoor space of the project site. The LDC 17.35 generally describes open space as native vegetation or landscaped areas, while useable outdoor space could consist of landscaping, decks, patios and walkways, but shall not include parking, driveways and storm-water facilities. The 0.90 acre (39,204 SF) site would require 3,920 SF of both open space and usable outdoor space for a total of 7,840 SF of open area. As proposed with landscaping and open space areas totaling approximately 8,400 SF (21%), the project meets the open area requirements of the LDC as proposed.

Landscaping

The LDC 17.39 requires minimum plant material for overall visual aesthetics, ecological reasons, screening, and shading purposes. The LDC requires a minimum of 20 trees and a combination of 50 shrubs, flowers and ornamental grasses per acre of land in the CS zone. For 0.90 acres, 18 trees and 45 shrubs, flowers and ornamental plants would be required as per the LDC. The proposed plan shows 30 trees and 47 shrubs, perennials and grasses meeting the requirements of the LDC.

Lighting

The LDC 17.37.090 requires adequate lighting that adds aesthetic quality and improves safety while mitigating unnecessary glare, sky glow and light trespass. The LDC limits pole height to 32 feet and luminaire fixtures to be concealed source, down-cast and shielded from neighboring properties. Light measurements are required to range between 0.5 – 4.0 foot candles, so areas are sufficiently safe, but not excessively bright. Exterior lighting has not yet been submitted. As conditioned, the project meets the requirements of the LDC.

Building Elevations

The LDC 17.18.080 states that buildings should be designed with interesting forms and roof shapes for diversity and that building materials should be compatible with the architectural style

and design. The LDC 17.19.110 indicates that blank walls exceeding 30 linear feet are prohibited. Acceptable breaks include windows, balconies, wall articulation or changes in color or material. The submitted plans include colored vertical stripes of different materials, doors and windows to break up blank wall sections that face 600 North and the future 1200 West.

The LDC also requires a minimum of 30% transparency on street facing facades. The proposed area of transparent windows on the 600 North street-facing façade (north) is 40% and 0% on the façade (west) that faces the future 1200 West (west). As conditioned with additional windows on the west side, the project meets building elevation requirements in the LDC.

Building Entrances

The LDC 17.19.110 requires a functioning pedestrian entrance facing an adjacent public street. The proposed building is shown with two (2) pedestrian entrances facing the adjacent streets. All of the proposed pedestrian entrances show weather protection above. As proposed, the project meets the requirements in the LDC.

Building Height

The LDC 17.19.110 limits building height in the CS zone to 38 feet. The proposed building is shown at 23'. As submitted, the project complies with the building height requirements in the LDC.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Engineering	• Water
• City Forester	

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, no comment had been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 10/13/16 and the Utah Public Meeting website on 10/17/16. Public notices were mailed to all property owners within 300 feet of the project site on 10/10/16.

RECOMMENDED CONDITIONS OF APPROVAL

This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Planning Commission.

1. All standard conditions of approval will be recorded with the Design Review and are available in the Community Development Department.
2. The Planning Commission requires 30% of transparency on the west façade.
3. The landscaping and open space shall comply with the LDC and match the submitted landscaping plan. The plan shall include the following:
 - a) Street trees along all adjacent streets provided every thirty (30) feet on center.
 - b) Open Space and Useable Outdoor areas shall total a minimum of 7,840 SF.
 - c) A total number 18 trees and 45 shrubs, perennials and grasses shall be provided.
 - d) The landscaping area between the parking lot and 600 North shall consist of dense shrubs as per type "B" standards (LDC 17.39.070).
4. The dumpsters shall be visually screened or buffered from 600 North street by using landscaping shrubs and bushes or fences/walls (fences and walls are limited to 4' tall in front yard)
5. No outdoor storage is allowed with this Design Review Permit. Outdoor storage requires a separate Conditional Use Permit.

6. Exterior lighting shall be concealed source, down-cast and reviewed and approved prior to the issuance of a building permit and shall comply with current LDC regulations.
7. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
8. No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
9. Prior to issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
 - a. *Water—contact 716-9622*
 - Water meter must meet current City standards.
 - The water main must have a RPZ (ASSE 1013) installed and tested as it enters the building before any branch offs or connections, and be tested.
 - The landscape irrigation must have a high hazard back flow assembly installed and tested.
 - If a fire suppression system is installed the fire riser must have a minimum DC (ASSE1015) installed and tested..
 - b. *Engineering—contact 716-9153*
 - Some utility connections are by shared use with property to east. Coordinate utility connections with property owner and City during design review
 - Provide storm water retention for the 90% storm event per Logan City Design Standards. This site must implement Low Impact Design (LID) elements for storm water or document in design review why LID cannot be used on this site. If LID not used indicated in design plans what measures are being taken to compensate for not implementing LID.
 - Complete curb, gutter, sidewalk, radius corner, piping, and park strip on 600 North. Landscape 1200 West but street improvements not required at this time.
 - Provide water shares for increased demand on City water rights.
 - c. *City Forester —contact 716-9749*
 - Street trees required in parkstrip every 30', to be installed or maintained by developer. Coordinate species and location with the Forester and provide information on landscaping plan submitted with building permit.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW PERMIT

The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:



1. The proposed project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the building design, materials, landscaping, and setbacks.
2. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The proposed project provides adequate open space and useable outdoor space in conformance with Title 17.
4. The proposed project provides adequate off-street parking.
5. The project meets the goals and objectives of the CS designation within the Logan General Plan by providing services near high capacity roadways and is designed in way for easy circulation of both pedestrian and vehicles.
6. The proposed project complies with maximum height, density and building design standards and is in conformance with Title 17.
7. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.



APPLICATION FOR PROJECT REVIEW

☒ Planning Commission ☐ Land Use Appeal Board ☐ Administrative Review

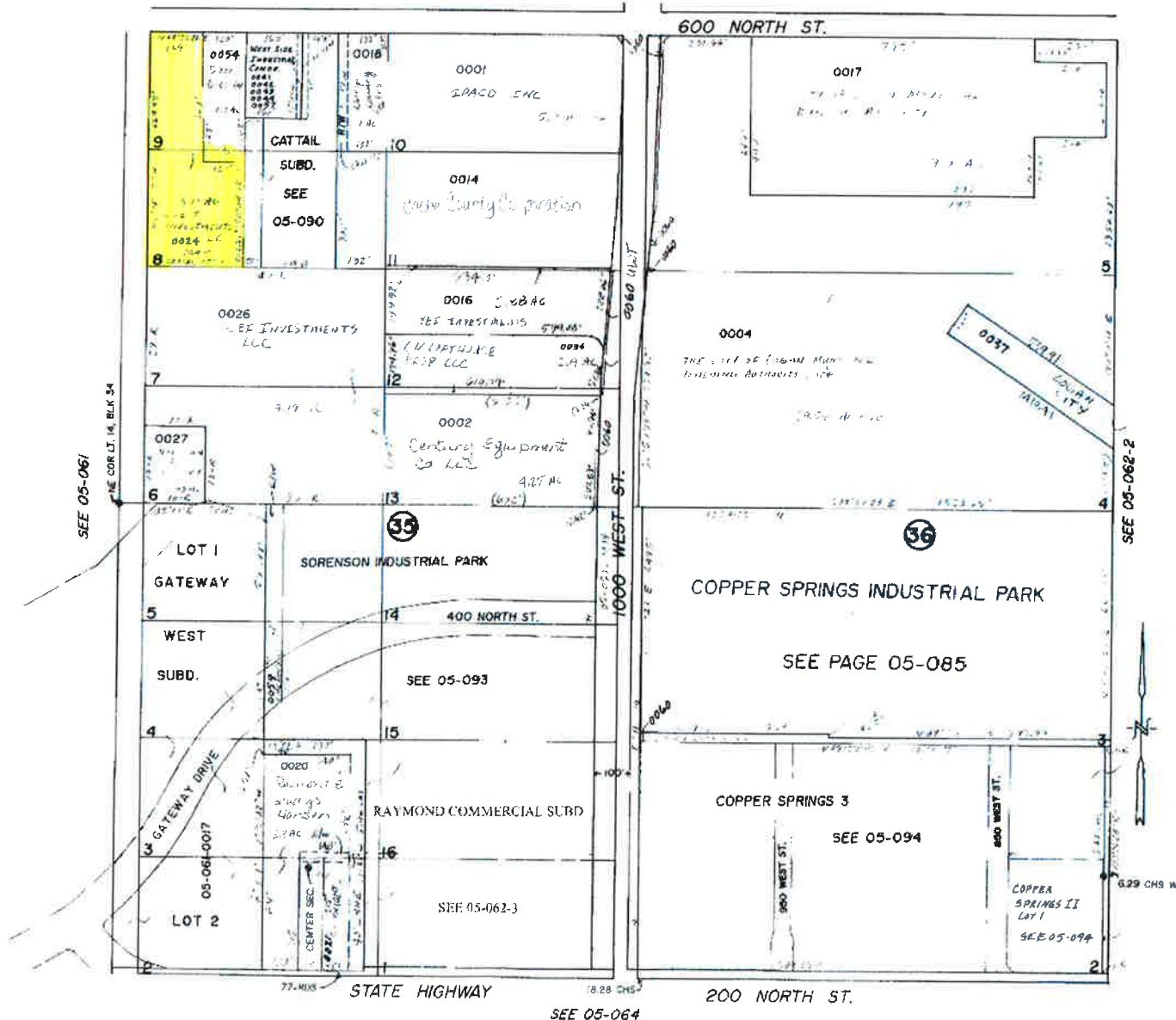
Date Received 9-22-16	Received By	Receipt Number 312479	Zone CS	Application Number PC 16-044
Type of Application (Check all that apply): <input checked="" type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Zone Change <input type="checkbox"/> Administrative Design Review <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Variance <input type="checkbox"/> 4950' Design Review <input type="checkbox"/> Other _____				
PROJECT NAME Milk Money Trucking Inc.				
PROJECT ADDRESS 1180 W. 600 N.			COUNTY PLAT TAX ID # 05 - 062 - 0024	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) 178 S 6800 W Petersburg Utah			MAIN PHONE # 435-757-7061	
MAILING ADDRESS Milk Money Trucking Inc. (Troy Goodsell)			CITY STATE ZIP	
EMAIL ADDRESS TGmilkman@hotmail.com				
PROPERTY OWNER OF RECORD (Must be listed) Same			MAIN PHONE #	
MAILING ADDRESS CITY STATE ZIP				
EMAIL ADDRESS				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) Truck Storage facility - NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -				Total Lot Size (acres) 31
				Size of Proposed New Building (square feet) 6,000 sq
				Number of Proposed New Units/Lots NA
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner.			Signature of Property Owner's Authorized Agent 	
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.			Signature of Property Owner 	

05-062

T.U. 27

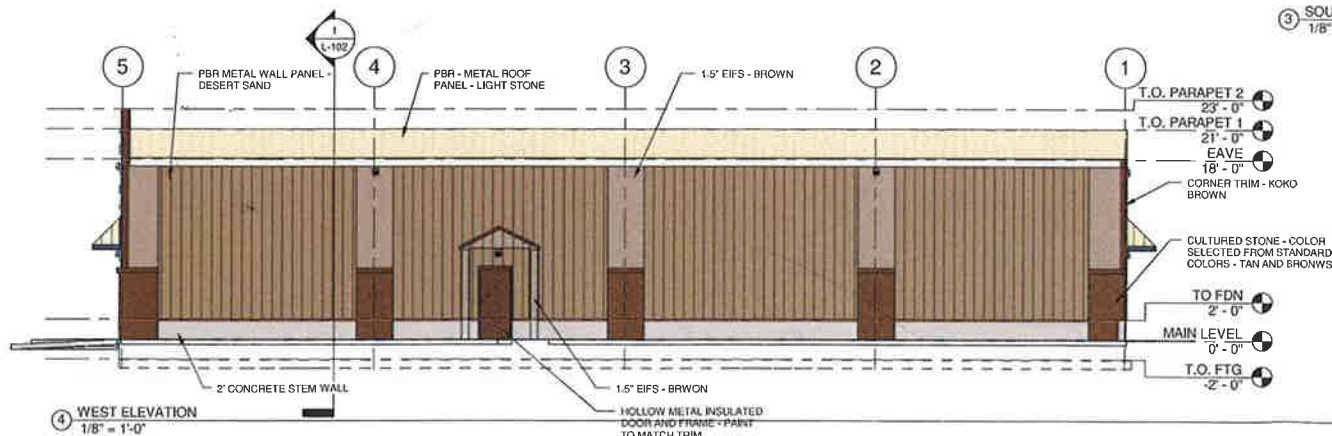
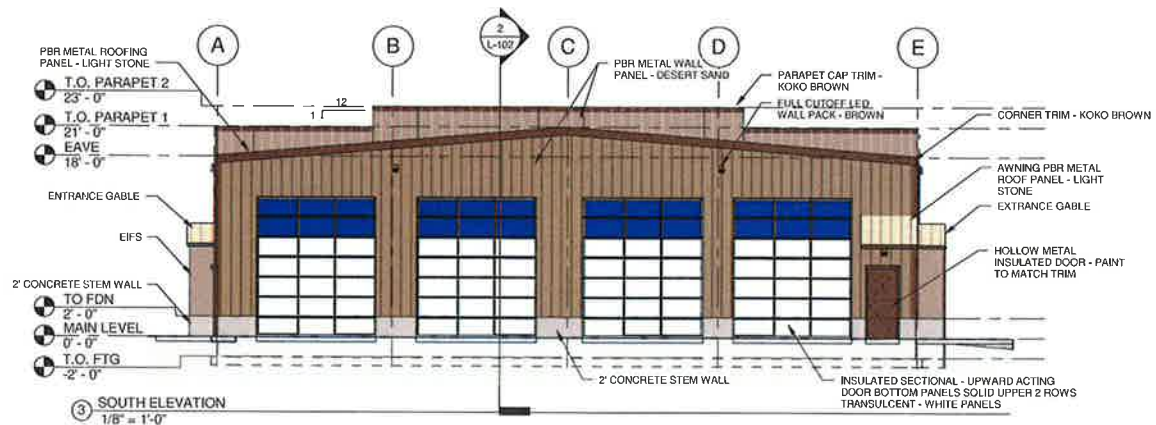
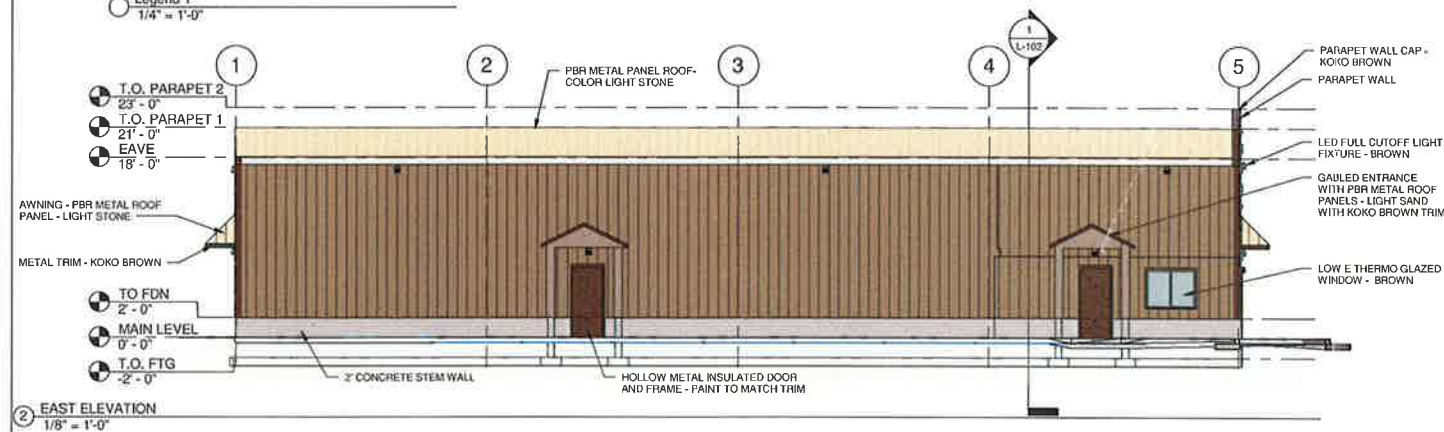
PC 16-044

SEE 05-052



MATERIAL LEGEND		
	PBR METAL ROOF PANEL	MBCI - LIGHT STONE
	METAL TRIM CORNER PARAPET OPENINGS	MBCI - KOKO-BROWN
	PBR METAL WALL PANEL	MBCI - BROWN STONE
	CULTURED STONE VENEER	HERITAGE LIMESTONE
	EXTERIOR INSULATION FINISH SYSTEM EIFS	BROWN - TROWELED TEXTURE

Legend 1
1/4" = 1'-0"



architect
DON KNIGHTON
171 WEST 1100 NORTH HARRISVILLE UTAH 84404
(801) 782-1171 • (435) 770-6583

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GENERAL NOTES:

1. KEY BOX TO BE LOCATED NEAR MAIN ENTRANCE - COORDINATE THE BOX WITH LOGAN CITY FIRE DEPARTMENT
2. PROVIDE AN ADDRESS NUMBER ON THE MAIN ENTRANCE AS SHOWN ON DRAWING - PROVIDE NUMBERS WITH 3/4" STROKE OF CONCHASTING COLOR FROM DOOR - TO BE REFLECTIVE MATERIAL - COLOR WHITE

Owner

Owner

Project Name

Enter address here

No.	Description	Date

Project number	Project Number
Issue date	Issue Date
Drawn by	Author
Checked by	Checker

EXTERIOR
ELEVATIONS

A-201

Scale As indicated

TREE PLANTING SCHEDULE					
IMAGE	SYM	MARK	SCIENTIFIC NAME	COMMON NAME	SIZE
	HB		CELTIS OCCIDENTALIS - ULMACEAE	HACK BERRY	2" CAL
	FP		PYRUS CELLERY CANTICLEER	FLOWERING PEAR	2" CAL
	EB		CEROIS CANADENSIS	EASTERN RED BUD	2" CAL
	CBS		PICEA PUNGENS	COLORADO BLUE SPRUCE	7" MIN
	CM		ACER PALMATUM	JAPANESE MAPLE	5 GAL
	SP		PINUS SYLVESTRIS	SCOTCH PINE	7" MIN
	MH		GINKGO BILOBA GINKGOACEAE AUTUMN GOLD	GINKGO OR MAIDENHAIR	2" CAL
SPACING					
30'					
30'					
30'					
AS SHOWN					
AS SHOWN					
AS SHOWN					

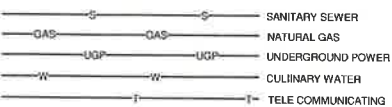
TREE LEGEND
1/4" = 1'-0"



SHRUB PLANTING SCHEDULE					
IMAGE	SYM	MARK	SCIENTIFIC NAME	COMMON NAME	SIZE
	DW		CORNUS SERICEA 'HELSEY'	DWARF RED TWIG DOGWOOD	1 GAL
	MG		PINUS MUGO - PUMILIO	DWARF MUGO	1 GAL
	GU		POTENTILLA 'GOLDEN DROP'	POTENTILLA	1 GAL
	BB		EUONYMUS ALATUS	BURNING BUSH	1 GAL
SPACING					
3' OR AS SHOWN					
3' OR AS SHOWN					
3' OR AS SHOWN					
3' OR AS SHOWN					

SHRUB LEGEND
1/4" = 1'-0"

LEGEND:



LANDSCAPE REQUIREMENTS:

TOTAL SITE:	124,302.36 S.F. / 2.85 ACRES
DEVELOPED SITE:	39,297 S.F. / 0.9 ACRES
TREE REQUIRE: 30/ACRE	REQ'D 27
EVERGREEN TREES REQUIRED 25%	PROVIDED: 30
SHRUBS REQUIRE 50/ACRE	6
EVERGREEN SHRUBS REQUIRE 25%	46
	11



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GENERAL NOTES:

- SEWER LINE TO CONNECT TO SEWER STUB UP WITH 4" LINE MINIMUM. PROVIDE CLEAN OUTS AT GRADE EVERY 50' MAX.
- WATER LINE TO CONNECT TO WATER STUB NEAR METER. 1" LINE MINIMUM TO BUILDING.
- ELECTRICAL TO GO UNDERGROUND TO POLE AND RISE UP POWER POLE - TRANSFORMER TO BE PAD MOUNTED.
- PHONE - PROVIDE A CONDUIT FROM THE OFFICE TO BELOW GRADE ON THE EAST SIDE OF THE OFFICE - PROVIDE SMALL GROUND BOX AT TERMINATION IN PLANTER.
- NATURAL GAS - TO GO FROM EAST SIDE OF BUILDING TO GAS LOCATED AT THE STREET.
- PROVIDE A KEY BOX NEAR THE NORTH DOOR - KEY BOX TO BE PURCHASED THROUGH LOGAN FIRE DEPARTMENT - PROVIDE A MASTER KEY IN THE KEY BOX.
- PROVIDE A ADDRESS ON THE NORTH SIDE OF THE BUILDING ON THE DOOR GLAZING IN 6" HIGH NUMBERS OF CONTRASTING COLORS AND OF REFLECTIVE MATERIALS.
- THIS IS A PERFORMANCE LANDSCAPING PLAN NOT ALL PLANTINGS ARE SHOWN - PROVIDE A LANDSCAPE PLAN THAT FOLLOWS THIS GENERAL PLANTING PLAN - PROVIDE TREES AND SHRUBS IN A SIMILAR MIX TO THOSE SHOWN - INDICATE MULCH AND WEED BARRIERS, PERENNIALS, BULBS AND ANY OTHER PLANTING MATERIAL TO MAKE A COMPLETE LANDSCAPE PLAN.
- PROVIDE AN IRRIGATION PLAN SHOWING ALL ZONES, TIMERS, HEADS, VALVE BOXES, BACKFLOW PREVENTOR, VALVES AND PIPING.
- PROVIDE A 1 YEAR WRITTEN WARRANTY FROM THE NURSERY MAN.
- PROVIDE PLANTS APPROPRIATE FOR THE ZONE IN WHICH THE PROJECT IS LOCATED AT.

Owner

Owner

Project Name

Enter address here

No.	Description	Date

Project number	Project Number
Issue date	Issue Date
Drawn by	Author
Checked by	Checker

PROFORMANCE
LANDSCAPE PLAN

L-101

Scale As indicated